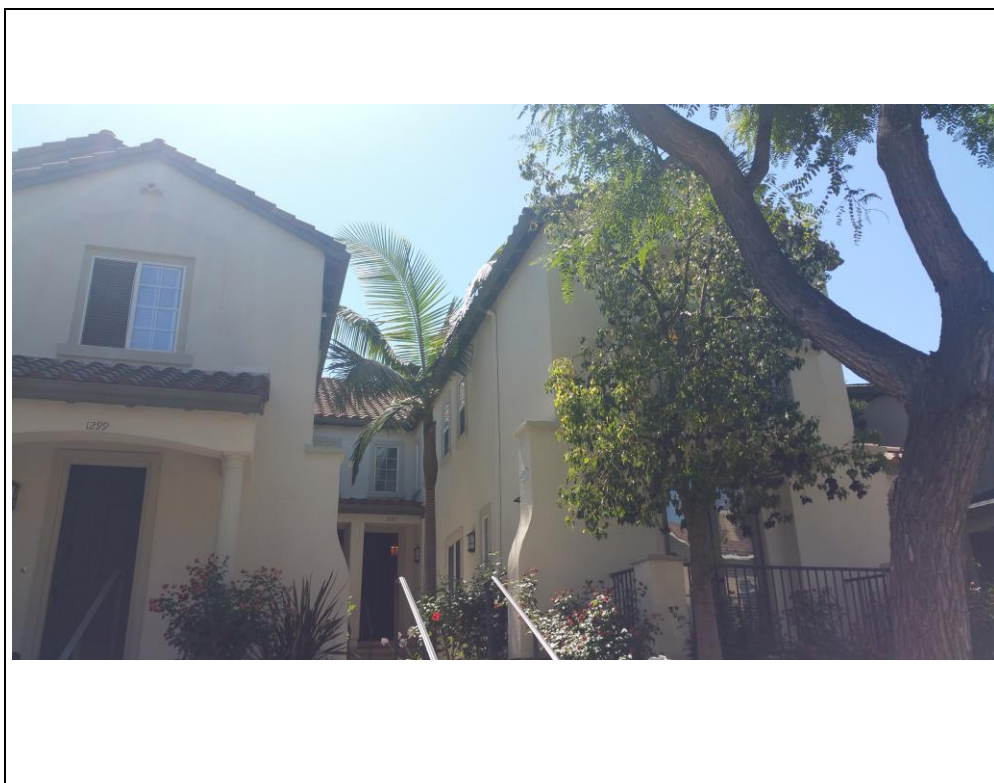




J.P. Inspection Co.



Property Address: 1287 Mc Fadden

City: Fullerton

CA

Inspector: Sam Park

Date: June 28, 2017

DS
AK

1520 S. Westmoreland Ave., Los Angeles, CA 90006

Bus: 562-754-9995

JPinspection@gmail.com

**J.P. Inspection Co.****Property Address : 1287 Mc Fadden, Fullerton, CA****Ordered By: Bo K Kim****Buyer's Agent; Angie Kim****Seller's Agent; Robert L Cole****Inspector: Sam Park****Report No: SP-170629-B**

AGREEMENT

A building or house ("dwellings") may have many identical components such as windows, electrical outlets, etc. We inspect a representative sampling of these only, not every single component when repetitive. To avoid possible damages we do not move any furniture or personal belongings. This means that some "hidden" deficiencies may not be accurately ascertained. As such we suggest that you anticipate for unforeseen repairs. This is part of property ownership as all dwellings will need these repairs as well as aggressive regular maintenance.

The inspection report does not constitute a warranty, insurance policy, or guarantee of any kind, implied or otherwise. The report is confidential and is given solely for the exclusive use and benefit of the paying customer and it is not intended to be used for the benefit of or be relied upon by any other non-paying third party, buyer, seller, agent or representative.

You are advised to seek a specialist for mold, mildew, and fungus, which are specifically excluded from the inspection and report. Mold can be health hazard and should not be overlooked. The structure should be inspected for mold during the inspection contingency period by a qualified specialist to ensure that this hazard does not exist.

This home inspection does not cover nor inspect the presence of the termites, dry rot, wood rot, and wood-destroying organisms, which are covered by the structural pest control operator's report. These are not part of this inspection and inspector will not be inspecting for them. The Business and Professions Code prohibits anyone but licensed structural pest control operators from commenting on this subject. You are advised to retain an expert in the area of structural pest control.

This is not a building code or code compliance inspection. This is a different type of inspection performed by the local municipality, usually during construction. You are advised to obtain all available documentation such as building permits and certificates of occupancy during the inspection contingency period before the close of the escrow. Identifying hazardous substances is not part of this inspection. Items such as formaldehyde, lead-based paint, asbestos, toxic or flammable chemicals and environmental hazards are not tested for and not within the scope of this inspection.

^{DS}
AK

**J.P. Inspection Co.**

This is a limited time visual inspection only. It excludes any items we cannot directly observe such as chimney interiors, furnace heat exchangers, underground piping, soil bearing or geologic problems, etc. The conspicuous, visible symptoms such as cracking or leaking will be noted by the inspector who may give an opinion without warranty as to the cause of the visible defects. The inspector will not perform these tests: a test for gas leaks, soils test, lead test, mold test, asbestos, or electrical circuit capacities. You are advised to seek an expert for these tests.

This report does not include any inspection of the following: Water softener systems, intercom systems, security systems, low voltage lighting, water purification systems, solar systems, septic systems or cesspools, subterranean waste and supply lines, pools and spas (other than equipment and visible plumbing systems), back flushing of pool equipment, instant water heating devices, and pressure tests on central air conditioning systems, free standing appliances or other personal property, title or easement issues.

We do not inspect to see if components were installed properly, beyond the scope of this inspection. Components inspection would require specialized training, instruction sheets, or manuals to determine if they meet manufacturers or building requirements for installation, which can be quite varied. This is part of the specialist's inspection and any questions concerning installation would best be answered by the specialist.

You are duly advised to retain an expert or a specialist for inspections not covered by this report. The undersigned understands that this report does not constitute a warranty, an insurance policy or a guarantee of any kind, nor should it be construed as an opinion of the value of the inspected property.

The fee for this service shall be \$275, due and payable upon completion of the inspection. In the event of errors or omissions resulting from negligence on the part of J & P services, J & P service and Client agree that the sole damages remedy of the client shall be limited to the fee paid by the Client, and J & P service is released from any other or additional liability.

DS
AK

Inspection service By

*Sam Park*Date *06-29-2017*



J.P. Inspection Co.

STRUCTURE & FOUNDATION					
<i>G=good F=fair P=poor X=photo#</i>					
DESCRIPTION	G	F	P	COMMENT	X
FOUNDATION	*			BUILT A UNDERGROUND CONCRETE FOUNDATION	
ACCESS	N				
GROUND	*			CONCRETE SLAB FLOORING	
POST	*				
VENT	*			ABS AIR VENT LINES TO THE ROOF	
UTILITY LINE	*			ABS DRAIN & SEWER LINE	
NOTED				INSTALLED ANCHOR BOLT INTO THE CONCRETE FOUNDATION	
GROUND					
GRADE	*			PROPERTY BUILT ON THE FLAT GROUND SITE	
LANDSCAPE	*				
PATIO	*			CONCRETE SLAB FLOORING AT REAR PATIO	
WALL & FENCE	*				
DRIVE WAY	*				
NOTED					
NOTED				WE DO NOT CHECK THE OUTDOOR & MALIBU LIGHTING UNIT	
ROOF					
TYPE				CONCRETE TILE ROOF	
CONDITION	*				
VALLEY	*				
FLASHING	*				
VENT/CAP	*				
RIDGE	*				
GUTTER	*				
ROOF VENT	*				
CHIMNEY	*				
NOTED				Inspector did not walk on roof,inspected from ladder/ground only. Some areas not visible due to height	



J.P. Inspection Co.

GARAGE						
<i>G=good F=fair P=poor X=photo#</i>						
DESCRIPTION	G	F	P	COMMENT	X	
FLOOR	*			CONCRETE SLAB FLOORING		
HARDWARE	*					
DOOR	*					
PLUMBING	*					
ELECTRICAL	*					
ROOF/CEILING	*					
AUTO OPENER	*			AUTO GARAGE DOOR OPENER UNIT		
SIDING & EXTERIOR						
WALL	*			STUCCO WALL FINISH		
RECOMMEND -ATION ITEM						
ELECTRICAL	*			EXTERIOR ELECT OUTLET AT FRONT PATIO SIDE		
PATIO	*					
GATE	N					
LIGHT	*			WALL LIGHT UNIT AT FRONT PATIO SIDE		
NOTED						
SPA & POOL EQUIPMENT						
HEATER				NONE *****		
FILTER						
PUMP						
BLOWER						
ELECTRICAL						
TIMER						
GAS LINES						
NOTED						
NOTED						



J.P. Inspection Co.

ELECTRICAL					
<i>G=good F=fair P=poor X=photo#</i>					
DESCRIPTION	G	F	P	COMMENT	X
LINE DROP	*			MAIN ELECTRIC SERVICE IS APPROX 100 AMPS	
WEATHERHEAD	*				
MAIN PANEL	*			LOCATED AT SOUTH-EAST SIDE OF PROPERTY	
BREAKER	*			SUB BREAKER PANEL	
OUTLETS	*				
WIRING	*				
SMOKE DETECT	*			SMOKE DETECTOR IS OPERATIONAL AT HALLWAY & BEDROOMS	
PLUMBING					
DRAIN	*				
WASTE/VENT	*			ABS DRAIN LINES	
WATER LINES	*			COPPER WATER LINES	
VALVE	*			NOTED:WE DO NOT CHECK THE MAIN GAS VALVE	
SUPPLY LINES	*				
PRESSURE	*				
NOTED;				<i>We do not check the underground plumbing system & gas leakage test</i>	
HEATING & AIR CONDITIONING					
CONDITION		*		FORCED AIR GAS HEATING UNIT	
THERMOSTAT	*			LOCATED AT THE HALLWAY	
VENTING	*				
DUCTING	*				
FILTER		*			
COMPRESSOR			*	AIR TEMPARATURE NOT DROPPING DOWN PROPERLY DURING THE FULL A/C CYCLE	
GAS VALVE	*				
RETURN	*				
NOTED				A/C SYSTEM NEEDS GENERAL SERVICE BY SPECIALIST	



J.P. Inspection Co.

HALLWAY & ENTRANCE					
<i>G=good F=fair P=poor X=photo#</i>					
DESCRIPTION	G	F	P	COMMENT	X
LIGHTING	*			ENTRY WALL LIGHT UNIT	
WINDOWS	*				
DOORS	*			SINGLE ENTRY DOOR UNIT	
DOOR BELL	*			ENTRY DOOR BELL UNIT IS OPERATIONAL	
CEILING			*	CEILING LIGHT NOT OPERATE AT FRONT HALLWAY	
CO DETECTOR			*	CARBON MONOXIDE DETECTOR NOT INSTALLED AT THE HALLWAY	
FLOORING	*				
LIVING ROOM					
LIGHTING	*			CEILING LIGHT UNIT	
WINDOWS	N				
DOORS	*				
HARDWARES	*				
WALL	*				
FIREPLACE	N				
FLOORING	*				
FAMILY ROOM					
LIGHTING	N				
WINDOWS	*				
DOORS	N				
HARDWARES	*				
CEILING	*				
ELECTRICAL	*				
FIREPLACE			*	GLASS ENTRY DOOR NOT OPERATE AT FIREPLACE AND DOOR HANDLE BROKEN	
WET BAR	N				
FLOORING	*				
NOTED				AUTO SWITCH GAS FIREPLACE IS OPERATIONAL	


J.P. Inspection Co.

DINING ROOM					
<i>G=good F=fair P=poor X=photo#</i>					
DESCRIPTION	G	F	P	COMMENT	X
LIGHTING	*			CEILING LIGHT UNIT	
WINDOWS	*				
DOORS	*				
HARDWARE	*				
CEILING	*				
WALL	*				
FLOORING	*				
LAUNDRY ROOM					
LIGHTING	*			CEILING LIGHT UNIT	
EXHAUST FAN	*				
DOOR	*				
HARDWARE	*				
PLUMBING				NOTED: WE DO NOT CHECK THE WATER & DRAIN LINES	
FLOORING	*				
220 V	N			ABLE TO USE THE GAS LINES FOR THE DRYER	
KITCHEN					
LIGHTING	*			CEILING LIGHT UNIT	
DISHWASHER		*			
STOVE/OVEN			*	GAS OVEN DOOR PANEL NOT CLOSING PROPERLY	
DISPOSAL		*			
PLUMBING					
COUNTERTOPS	*				
WINDOW/DOOR	*				
HARDWARE	*			MICRO OVEN UNIT IS OPERATIONAL	
FAN/HOOD	*				
FLOORING	*				



J.P. Inspection Co.

MASTER BEDROOM					
<i>G=good F=fair P=poor X=photo#</i>					
DESCRIPTION	G	F	P	COMMENT	X
LIGHTING	N				
WINDOWS	*				
DOORS	*				
HARDWARE	*				
FLOOR	*				
CLOSET	*				
NOTED					
MASTER BATHROOM					
LIGHTING	*			CEILING LIGHT UNIT	
WINDOWS	*				
DOORS	*				
HARDWARES	*				
FLOOR	*			TILE FLOORING	
ELECTRICAL	*				
EXHAUST FAN	*				
HEATING	N				
CABINET	*				
BATH TUB	*				
SHOWER			*	DIVERTER OF BATH TUB NOT OPERATE PROPERLY DURING THE SHOWER CYCLE	
ENCLOSURE	*				
LAVATORY		*			
VANITY	*				
TOILET	*				
PLUMBING	*			ABS DRAIN LINES	
NOTED					



J.P. Inspection Co.

BEDROOM #2 SOUTH-EAST SIDE					
<i>G=good F=fair P=poor X=photo#</i>					
DESCRIPTION	G	F	P	COMMENT	X
LIGHTING	N				
WINDOWS	*				
DOORS	*				
HARDWARE	*				
FLOOR	*				
CLOSET	*				
NOTED					
BATHROOM #2 HALLWAY					
LIGHTING	*			WALL LIGHT UNIT	
WINDOWS	N				
DOORS	*				
HARDWARE	*				
FLOOR	*				
ELECTRICAL	*				
EXHAUST FAN	*				
HEATING	N				
CABINET	*				
BATH TUB	*				
SHOWER	*				
ENCLOSURE	N				
LAVATORY	*				
VANITY	*				
TOILET	*				
PLUMBING		*		ABS DRAIN LINES	
NOTED					



J.P. Inspection Co.

BEDROOM # 3					
<i>G=good F=fair P=poor X=photo#</i>					
DESCRIPTION	G	F	P	COMMENT	X
LIGHTING				NONE *****	
WINDOWS					
DOORS					
HARDWARE					
FLOOR					
CLOSET					
BATHROOM # 3					
LIGHTING				NONE *****	
WINDOWS					
DOORS					
HARDWARE					
FLOOR					
ELECTRICAL					
EXHAUST FAN					
HEATING					
CABINET					
BATH TUB					
SHOWER					
ENCLOSURE					
LAVATORY					
VANITY					
TOILET					
PLUMBING					
NOTED					
NOTED					



J.P. Inspection Co.

BEDROOM # 4					
<i>G=good F=fair P=poor X=photo#</i>					
DESCRIPTION	G	F	P	COMMENT	X
LIGHTING				NONE *****	
WINDOWS					
DOORS					
HARDWARE					
FLOOR					
CLOSET					
NOTED					
BEDROOM # 5					
LIGHTING				NONE *****	
WINDOWS					
DOORS					
HARDWARE					
FLOOR					
CLOSET					
NOTED					
WATER HEATER					
TYPE				40-50 GALLON GAS WATER HEATER UNIT	
GAS VALVE	*				
PLUMBING	*				
OVERFLOW	*			INSTALLED DISCHARGE PIPE & PRESSURE VALVE	
SAFETY	*			INSTALLED EARTHQUAKE STRAP AT WATER HEATER	
ATTIC					
CONDITION	*				
ELECTRICAL	*				
PLUMBING	*			ABS AIR VENT PIPE	
ACCESS	*				

J & P Inspection service Co.

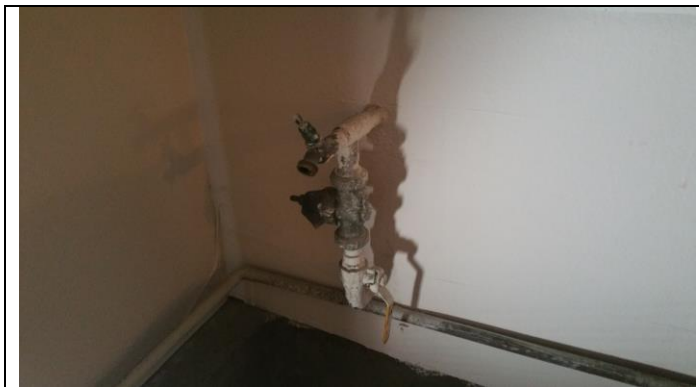
Thank you!



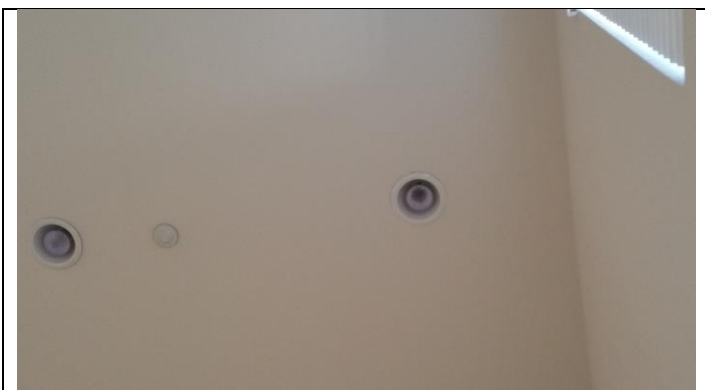
J.P. Inspection Co.



View of the water heater



View of the main water shut-off valve



Ceiling light not operate at entry hallway



Glass entry door not operate at fireplace

Property Inspection photo sheet Page 1

DS
AK



J.P. Inspection Co.



Entry oven door unit not closing properly



Diverter not operate properly during shower cycle



View of the sub electric panel



View of the furnace heating unit

Property Inspection photo sheet Page 2

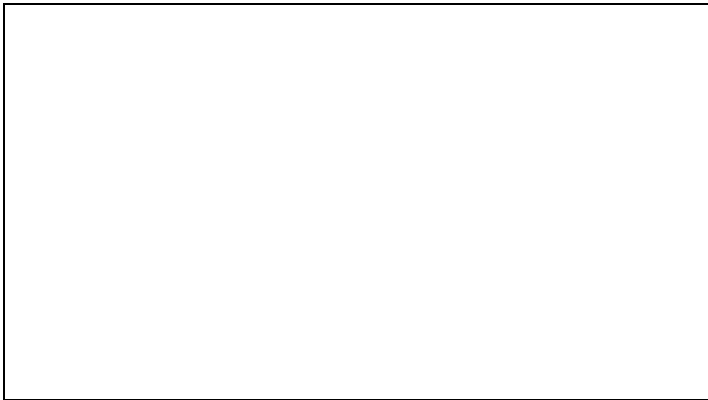
DS
AK



J.P. Inspection Co.



View of the attic



DS
AK